

LETTER OF INTENT
1910 NE INNER LOOP

March 10, 2022

Per the Special Use Permit Application Checklist, this Letter of Intent is provided to request fuel sales for a proposed convenience store. The proposed hours of operation will be 6 :00 a.m. until 11:00 p.m., seven days per week. It is estimated that 30 employees will work at this facility and the business will attract 1,500 customers per day.

This proposed convenience store with fuel sales will be in compliance with the City's 2030 Comprehensive Plan. The property is located at the intersection of FM 971/Wier Road and NE Inner Loop. Surrounding land uses within a one mile radius include several established residential subdivisions, and the proposed KB Home Berry Springs Subdivision. The property is approximately 1,000 plus feet from the entrances to Forbes Middle School and Cooper Elementary. This property complies with LU 1, by providing a balance mix of commercial development in proximity to established residential neighborhoods. The future land use map for this property is mixed density neighborhood. The proposed convenience store with fuel sales is expected to be an asset to this sector of Georgetown.

Per Section 3.07.030 of the Code, this proposed Special Use will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants. The proposed conceptual site layout (attached) circulation plan and design are harmonious with the character of the surrounding area. The proposed use will not negatively impact existing uses in the area and will not adversely impact public infrastructure, water and sewer systems and public services such as police and fire protection. The existing roadway and utility infrastructure is expected to be able to provide adequate service for this fuel sales convenience store. This convenience store will

meet all state and federal safety regulations and will not create fumes, dust, smoke, vibration, fire hazard or other injurious or noxious impacts.

Per Section 5.04.010, fuel sales are allowed in C-1 zoned properties with a special use permit. The site layout is within the standards and limitations per Section 5.04.020(T) of the Georgetown Unified Development Code. The pumping station has four multi-fuel dispensers in the acceptable C-1 pump arrangement per Section 5.04.020(TA3). An eight foot masonry wall is not required on the site and the car wash is a one bay automatic car wash.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Wittliff". The signature is fluid and cursive, with a prominent loop at the end.

Jim Wittliff

President